035.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,149,900 / 1,149,900
					USE VALUE:	1,149,900 / 1,149,900
					ASSESSED:	1,149,900 / 1,149,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRASSIA MARK A
Owner 2:	
Owner 3:	
Street 1:	4709 TILDEN PK CT
Street 2:	
Twn/City:	BRADENTON
St/Prov:	FL Cntry: Own Occ: N
Postal:	34211 Type:

PREVIOUS OWNER

Owner 1:	GREENLY ROBIN -
Owner 2:	-
Street 1:	55 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,552 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2592 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5552.000	727,600		422,300	1,149,900
Total Card	0.127	727,600		422,300	1,149,900
Total Parcel	0.127	727,600		422,300	1,149,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.63 | /Parcel: 443.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23977
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0012.0

!2836!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	726,400	0	5,552.	422,300	1,148,700	1,148,700	Year End Roll	12/18/2019
2019	105	FV	538,700	0	5,552.	448,700	987,400	987,400	Year End Roll	1/3/2019
2018	105	FV	538,700	0	5,552.	327,300	866,000	866,000	Year End Roll	12/20/2017
2017	105	FV	509,000	0	5,552.	285,100	794,100	794,100	Year End Roll	1/3/2017
2016	105	FV	555,400	0	5,552.	242,800	798,200	798,200	Year End	1/4/2016
2015	105	FV	355,600	0	5,552.	237,600	593,200	593,200	Year End Roll	12/11/2014
2014	105	FV	355,600	0	5,552.	195,300	550,900	550,900	Year End Roll	12/16/2013
2013	105	FV	368,600	0	5,552.	185,800	554,400	554,400		12/13/2012

PRINT

Date	Time
12/10/20	18:11:01

LAST REV

Date	Time
09/20/19	08:41:43
apro	
2836	

USER DEFINED

Prior Id # 1:	23977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENLY ROBIN,	1470-52		4/30/2015		825,000	No	No		
GREENLY ROBIN/D	1349-37		1/17/2008	Family	1	No	No		
MAGLIOZZI JOSEP	1341-89		7/27/2007		592,500	No	No		
MAGLIOZZI ANN/T	1341-88		7/27/2007	Family	1	No	No		
	1162-124		10/8/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2007	1022	Re-Roof	8,862	C		G9	GR FY09	
8/5/1992	360	Manual	10,000	C				SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
3/24/2016	SQ Returned	MM	Mary M
4/17/2009	Measured	372	PATRIOT
4/3/2009	Meas/Inspect	189	PATRIOT
12/4/2008	MLS	MM	Mary M
4/12/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
8/11/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5552		Sq. Ft.	Site		0	80.	0.95	1			Med. Tr	-10					422,322						422,300	

Total AC/HA:	0.12746	Total SF/SM:	5552	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total: 422,322	Spl Credit		Total: 422,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Excellent
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	3	Rating:	Excellent
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05509257
Const Adj.:	1.14333570
Adj $ / SQ:	205.075
Other Features:	210900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	815704
Depreciation:	88096
Depreciated Total:	727608

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

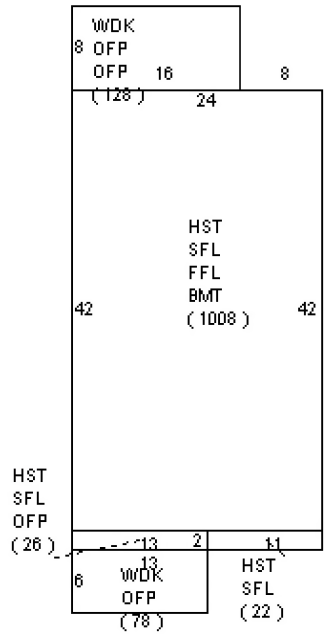
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	4	2	
1	5	2	
Totals			
3	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.08
Special Features:	0	Val/Su Net:	174.65
Final Total:	727600	Val/Su SzAd	280.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	205.080	216,559
BMT	Basement	1,008	61.520	62,015
FFL	First Floor	1,008	205.080	206,716
HST	Half Story	528	205.080	108,280
OFP	Open Porch	360	24.110	8,678
WDK	Deck	206	12.410	2,556

Net Sketched Area:	4,166	Total:	604,804
Size Ad	2592	Gross Are	4694	FinArea	2592
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	2000	0.00	T	19	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc